

LEINBACH KIM DOUGLAS
37001 CYPRESS LN
HILLIARD, FL 32046

08-3N-24-2380-0085-0022

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				3							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 50		0100		01		1,899		129.6050		136.09		258,435		1960		2000		0		0		15.50		84.50		VALUATION BY					STANDARD						
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2023				Heated Area: 1636												HX		Base Yr 2023		Tax Group: 3					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					218,378						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,470						
Interior Floor		11		CLAY TILE 100																										TOTAL LAND VALUE - MARKET					121,095						
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					340,943						
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					151,451						
Bedrooms				4 100																										ASSESSED VALUE					189,492						
Bathrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB WX 56,411						
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					133,081						
Stories		1.		1. 100																										TOTAL JUST VALUE					340,943						
Units				0 100																										NCON VALUE					0						
BUD8 Adjustme		03		DIST HI 100																										INCOME VALUE											
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					333,879						
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		6001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,636		100		1993		1,636		188,133																															
FST		42		55		1993		23		2,645																															
UGR		534		45		1993		240		27,599																															
TOTALS		2,212						1,899		218,378																															
EXTRA FEATURES																																									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES											
1		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1980		1980		3		42		1,470													